

Wading River 11792

ZIP code · NY · New York > Suffolk County > Wading River

BALANCED MARKET

\$723K

MEDIAN SALE PRICE

+13.0%

1-YR CHANGE

84

SALES (12 MO)

\$798K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



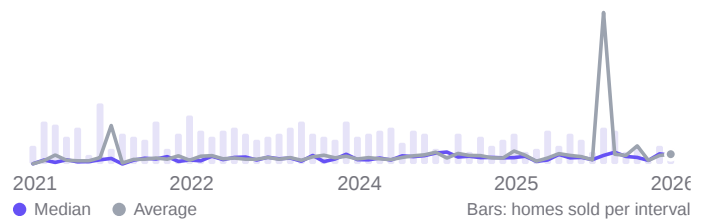
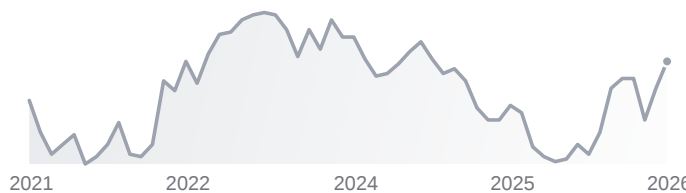
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$775K · Average \$823K

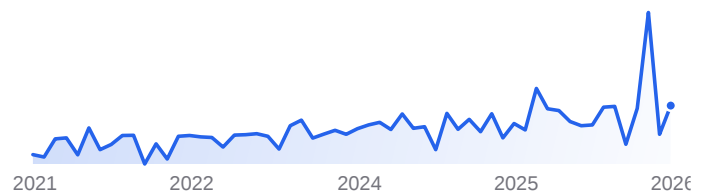
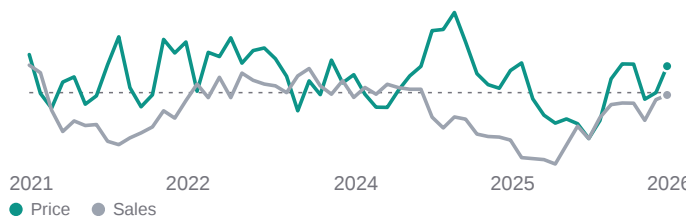


Growth (year over year)

Price +13.0% · Sales -1.2%

Price per square foot

\$420/ft²

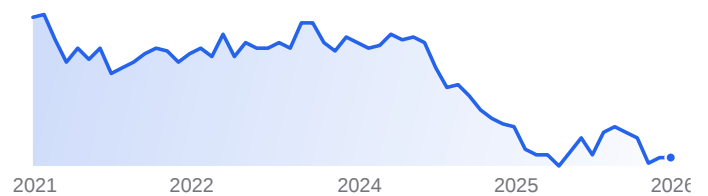


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

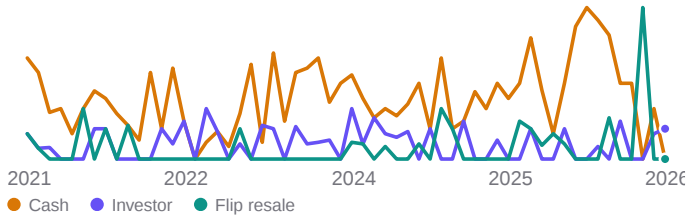
2.6%



BUYERS & OUTCOMES

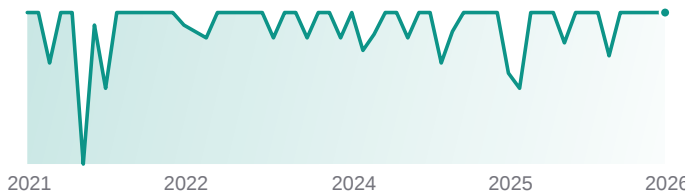
Buyer mix

Cash 0% · Investor 20% · Flip resale 0%



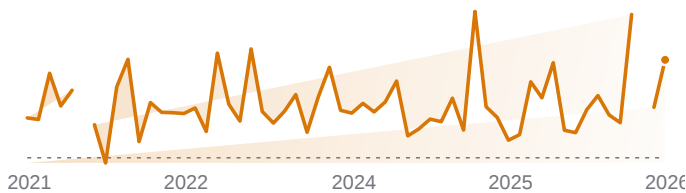
Sellers who sold at a gain

100%

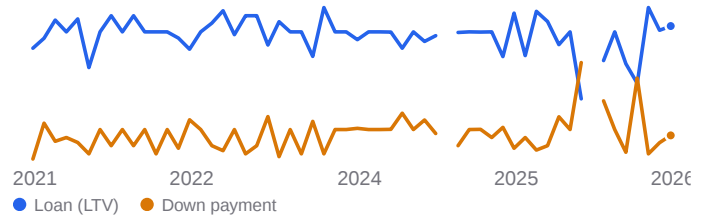


Median annualized return at resale

+9.7%

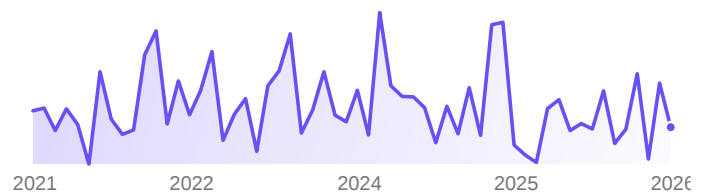


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



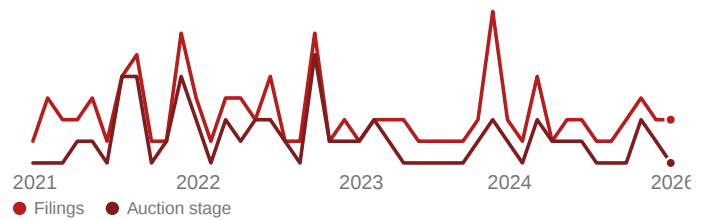
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,219
Median value (AVM)	\$798K
Median size	2,068 ft²
Median bedrooms	3
Median year built	1977
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.3%
Owner occupied	77%
Company owned	13%
Median loan-to-value	28%
Typical ownership tenure	19.6 yrs

COMMUNITY

Population	8,607
Density	677 / mi²
Median household income	\$144K
Average household income	\$160K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	59
Homes occupied	88%
Bachelor's or higher	21%
Poverty rate	2.7%
Unemployment	1.1%
Average temp	52°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.